

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
APRIL 11 2016**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin	Chairperson
William Tice	Member
Charles Allwein, Sr	Member
Kevin M George	Member
Cheri Grumbine	Twp Manager

Absent William Smeltzer Vice-Chair

Also in attendance at this meeting was Chad Smith of SESI, Joshua Hoffman of Snyder, Secary & Assoc and Bert Nye of Red Barn Consulting and other individuals from the public.

The Pledge of Allegiance was recited.

MEETING MINUTES from January 11, 2016 are ready for action from the Commission.

MOTION was made and seconded to approve the January 11, 2016 meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

A.) Kay Spannuth – Mallard Lane; Narrows Glenn Dev Swale “E”

Ms. Spannuth told the Commission members she wished her comments to go on record regarding the 11-09-2015 Planning Commission minutes. During that meeting the Narrows Glenn Swale “E” Plan had been discussed. Member Smeltzer had questioned if there were any comments from neighboring property owners. Mgr Grumbine had replied that there had been no communications received from any of the neighbors. Ms. Spannuth wants the record to reflect that she, as a neighboring property owner had never received any type of notification for this plan change. To her knowledge none of the neighboring property owners had received notifications. Ms. Spannuth is requesting the Commission to adopt the requirement which states a requester for any type of change be required to provide written notification to neighboring property owners and have those property owners acknowledge receipt of notification prior to the Twp agreeing to any changes.

Mgr Grumbine explained that the Twp already has an Ordinance requiring notification to neighboring property owners. She said she had spoken to Ms. Spannuth on at least 2 separate occasions along with Rick Bolt. When Steckbeck first introduced this change, on behalf of Landmark, to the Twp no plan submission was submitted. After meeting and a few conversations to discuss the proposed changes it was decided this should be submitted as a “Plan Change”. At that point in time the lack of neighbor notification process was missed. Only after the plan was discussed several times did it come to light the notifications were missed. Chp Martin suggested the Ordinance verbiage be reviewed to insure that this type of plan submission also requires the neighbor notifications. All members were in agreement with the Chairperson’s suggestion.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD**A.) NCCS Preliminary/ Final Subdivision Plan**

Date Submitted: 10/13/2015

Location/Zoned: 452 Ebenezer Rd/ Mun Recreation

Chad Smith of Steckbeck Engineering was present to discuss the New Covenant Christian School Expansion Plan. He stated this plan shows the construction of a new gymnasium, a new stormwater basin and a filtration system that will be located under the parking lot on the west field a little north of the existing building.

Chp Martin questioned if the ingress and/or egress to the school will be changing at all. Smith indicated that there will be no changes to the current access points that are already in place. Chp Martin next asked about the Athletic Associations and the sports fields located in the area that the expansion is being proposed. Mgr Grumbine replied there has been an agreement drafted by Sol Wolf between NCCS and the Board of Supervisors regarding the loss of the sports field, which is owned by NCCS.

Chad stated that Lebanon County Planning has provided the recommending letter of approval. Chp Martin asked for any further questions or comments. There were none.

MOTION was made and seconded to recommend approval for the NCCS Final Land Development Plan. Motion unanimously carried.

B.) Hampton Inn Hotel Land Dev Plan (Prayers Hospitality LLC)

Location/Zoned: 1601 E Cumberland St/C2B

Date Submitted: 9/09/15

Joshua Hoffman of Snyder, Secary & Associates was present to discuss the Final land Dev Plan for the Hampton Inn proposal. He started his remarks by saying this property is located at 1601 E Cumberland St in Lebanon and is comprised of 6.3 acres. A total of 2 waivers had been requested, reviewed and approved. The Planning Module has been submitted and is in the process for approval. Hoffman said he has received the letter from Lebanon County Planning Dept recommending approval of the Land Dev Plan for Hampton Inn as all issues have been met.

Chp Martin discussed the one entrance into the property as being the only access and noted there is access around the entire hotel. Josh replied that PADOT approved the access for this property several years ago. Chp Martin then said if there is a dire emergency the vacant lot to the west side of the site could be used for access. Member Allwein questioned if the sight distance issue had been answered. Hoffman replied it had been reviewed and is addressed in the plan. Chp Martin asked for any further questions and/or comments on the Hampton Inn Final Land Dev Plan. There were none.

MOTION was made and seconded to recommend approval of the Hampton Inn Land Dev Plan. Motion unanimously carried.

PLANS ON HOLD WITH LCPD**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev
Phase II & III**

Location/Zoned: Lebanon Rails Business Park

Date Submitted: 5/13/13

Mgr Grumbine told the Commission members there have been some communications going back and forth on this plan. She expects to see it come before the Commission within the next few months.

RECEIVING NEW PLANS**A.) Michael Hursh Final Land Dev Plan**Location/Zoned: 1950 N 7th St/ AG

Date Submitted: 3/14/16

Bert Nye of Red Barn Consulting is present to discuss a new Land Dev Plan being received by the Planning Commission. The Michael Hursh Plan shows the construction of 2 poultry houses. Mr. Nye gave a summary of the plan stating that it is located at 1950 N 7th St, is in the Ag district and has adequate turning radius for the truck traffic. A second access is being created off Kercher Ave that will lead directly to the poultry house area. Nye explained that due to the size of the operation a Nutrient Management Plan is not required. However a manure management plan has been created to make use of the majority of the manure for his own applications on this property and other lands maintained by Hursh. The manure will be stored in a covered area to prevent moisture and other annoyances such as flies. The manure management plan will be reviewed every 3 years by the Lebanon County Conservation District. As of now they are still waiting for comments from the Lebanon County Conservation District.

Member Tice questioned where the manure will be used after being removed from storage. Nye replied Hursh will use what amounts he needs to apply to his lands, including some other lands that he operates. Hursh has an agreement to broker manure for export should it be necessary. Member Tice asked about the Swatara Creek runoff noted on the plan. Bert Nye explained the creek is not affected at all by any runoff. He discussed the 100 year storm plan. The flow from the basin is minimal and it flows to the inlet. Any flow from the inlet will then be directed to another inlet toward lands owned by Christianson which would then flow to the creek area. Nye spoke to Mgr Grumbine about scheduling an appointment to meet with the Roadmaster, on site, to discuss the existing swale and inlet. The discussion would include any improvements that might be suggested to the swale area along Kercher Avenue. Construction is expected to begin mid-July.

Chp Martin questioned the water calculations. Bert Nye explained the water calculations were reviewed with Rick Bolt, County Engineer. Chp Martin asked Mgr Grumbine if she knew how old the inlet/culvert is at this location and if there is any water issues at that location. Mgr Grumbine replied the one on the west side of Kercher had been replaced within the last couple years. Chp Martin spoke about the plan showing 2 poultry houses. She asked if there are plans to construct additional houses. Bert Nye spoke about the amount of labor involved in running this operation. This poultry operation is a laying operation. It is possible in the future an additional house may be thought about but not right now. Chp Martin asked how often the poultry houses are emptied. She was told every 15 months new flocks are brought in.

Member Tice questioned what happens to the old chickens. Hursh said he is not sure what is done with them. The chickens are removed by truck every 15 months. The company then is responsible for their disposal. Chp Martin asked if the new access will be paved. Nye told her that the Twp requires a portion of all new access points to be paved where it connects to the road but the remainder will be gravel at this point in time.

MOTION was made and seconded to receive the Hursh Final Land Development Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) God's Missionary Church Stormwater Plan – 1230 State Rte 72 N

The God's Missionary Church is interested in constructing a new garage to be located in the corner of the property behind the newer church. A stormwater plan submission is necessary. Chad Smith told the Commission the current storm basin is a grassy area which will handle 6 acres of impervious surface. With the proposed garage the impervious surface is at 3.6 acres. Conversation followed regarding the existing stormwater basin and any increased water runoff the garage could create. The members discussed the lack of any current water issues in this area.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary